YUKON BUREAU OF STATISTICS

Yukon Real Estate Survey
Third Quarter, 2016

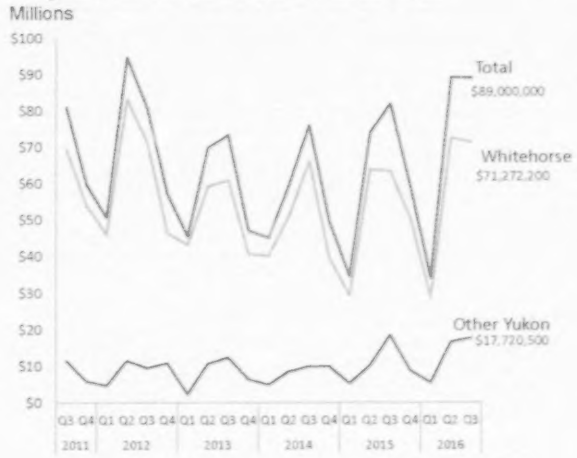
Highlights:

- There were $89.0 million in real estate transactions in Yukon in the third quarter of 2016 consisting of $71.3 million in Whitehorse and $17.7 million for the rest of Yukon.
- The average Whitehorse house sale price was $425,200, an increase of $5,500 from the third quarter of 2015.
- The average Whitehorse condo sale price was $305,800.

2016 Q3 Whitehorse Average Home Prices at a Glance

Single detached house	$425,200
Mobile Home	$215,600
Condominium	$305,800
Duplex	$307,900

5-year Value of Real Estate Transactions



Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

Comparing the third quarter data of 2016 to that of 2015, there was an increase in the total value of Yukon's real estate transactions. In the third quarter of 2016, the total value of transactions was $89.0 million compared to $81.9 million in the same period in 2015, an increase of $7.1 million, or 8.6%.

In Whitehorse in the third quarter of 2016:

- A total of 100 single detached houses were sold, an increase of 21 compared to the third quarter of 2015.
- The average sale price of single detached houses was $425,200, an increase of $5,500, or 1.3%, compared to the third quarter of 2015 ($419,700).
- There were 53 condo sales, an increase of 3 compared to the third quarter of 2015.
- The average condo price was $305,800, a decrease of $12,300, or 3.9%, compared to the third quarter of 2015.
- Seven mobile homes were sold at an average price of $215,600.
- Eight duplexes were sold at an average price of $307,900.
- Five commercial properties were sold at a value totalling $4.6 million. *(Numbers of both industrial and commercial transactions are typically small and are often suppressed for confidentiality reasons making analysis of trends difficult.)*

About the Yukon Real Estate Survey

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales are included.

Housing Market Information Elsewhere:

Yukon Rent Survey - survey of multi-unit apartment buildings; includes quarterly median rent and vacancy rates by community/subdivision. http://www.eco.gov.yk.ca/stats/stats_princ.html#rent

Monthly Statistical Review - contains a summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/monthlyreview.html

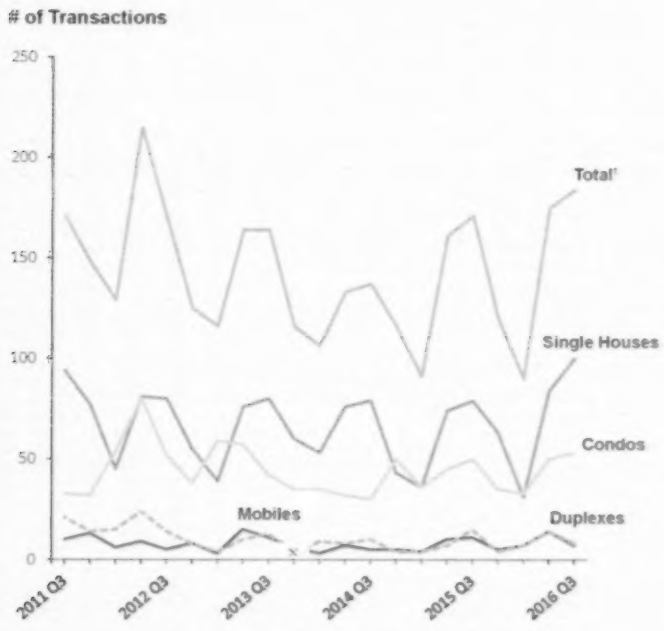
Annual Statistical Review - contains a 10-year historical summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/annualreview.html

Value and Type of Real Estate Transactions in Whitehorse

		Total[1]	Residential					Non-Residential	
			Single Detached Houses	Residential Lots[2]	Mobile Homes	Condos	Duplexes[3]	Commercial Property	Industrial Property
Total Value of Real Estate Transactions[1]						**($000)**			
2016	Q3	71,272.2	42,515.3	799.8	1,509.5	16,209.2	2,463.4	4,605.0	x
	Q2	72,542.1	35,557.3	321.5	3,524.1	15,667.1	4,454.5	11,930.8	1,087.0
	Q1	28,762.8	12,625.8	541.1	1,432.0	9,837.8	2,230.1	811.0	1,285.0
2015	Q4	50,319.6	26,798.6	x	1,238.0	11,619.9	1,284.0	x	1,781.5
	Q3	63,433.8	33,156.0	714.0	2,398.3	15,906.5	4,659.4	x	3,555.9
Number of Real Estate Transactions						**(number)**			
2016	Q3	184	100	5	7	53	8	5	x
	Q2	175	84	3	14	50	14	7	3
	Q1	90	31	5	7	33	7	3	4
2015	Q4	120	63	x	5	35	4	x	7
	Q3	171	79	4	11	50	15	x	6
Average Value of Real Estate Transactions[4]						**($000)**			
2016	Q3	387.3	425.2	160.0	215.6	305.8	307.9	921.0	x
	Q2	414.5	423.3	107.2	251.7	313.3	318.2	1,704.4	362.3
	Q1	319.6	407.3	108.2	204.6	298.1	318.6	270.3	321.3
2015	Q4	419.3	425.4	x	247.6	332.0	321.0	x	254.5
	Q3	371.0	419.7	178.5	218.0	318.1	310.6	x	592.7

[1] Total also includes multiple-residential sales which are generally too low to release due to confidentiality requirements. Rows may not total due to rounding.
[2] Residential Lots include country residential lots and do not include sales by governments.
[3] Duplex refers to one side only.
[4] Due to relatively small numbers of sales, especially in the 1st and 4th quarters, there is a fair degree of variability in the average home prices. This should be considered when comparing one quarter to another.

Number of Real Estate Transactions in Whitehorse (Q3 '11 to Q3 '16)



[1] Total also includes residential lots, multi-residential, commercial and industrial transactions.

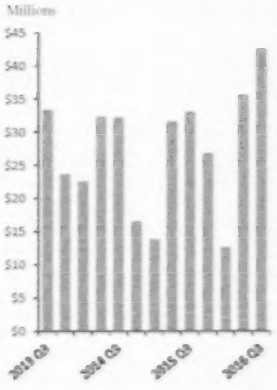
- In Whitehorse, a total of 184 real estate transactions occurred in the third quarter of 2016, an increase of 13 transactions compared to the third quarter of 2015. Over the previous five years, the third quarter average number of sales was 163.
- There were 100 single houses sold in the third quarter of 2016. This number of sales was above the average number of third quarter sales (82) in the previous five years.
- The number of condos sold (53) in the third quarter of 2016 was above the average number of third quarter sales (41) in the previous five years.
- In the third quarter of 2016, eight duplexes were sold in Whitehorse. This figure was below the average number of third quarter sales (15) in the previous five years.
- Seven mobile homes were sold in the third quarter of 2016, while the average number of third quarter sales in the previous five years was 8.

Single Detached Houses in Whitehorse by Subdivision

		Total	Down-town	Riverdale	Granger	Copper Ridge[1]	Takhini	Porter Creek	Whistle-bend	Country Residential[2]	Other[3]
Total Value of Single Houses Sold					($000)						
2016	Q3	42,515.3	1,466.7	8,685.0	0.0	9,841.5	0.0	5,453.5	5,764.6	7,504.8	3,799.3
	Q2	35,557.3	x	4,816.2	x	8,746.0	0.0	8,095.0	5,465.7	4,182.0	2,264.0
	Q1	12,625.8	0.0	1,299.0	x	2,726.5	x	1,722.0	3,274.5	x	2,266.0
2015	Q4	26,798.6	853.5	2,232.0	1,389.0	7,212.0	1,759.5	2,999.0	4,818.6	4,431.0	1,104.0
	Q3	33,156.0	1,317.5	5,378.5	2,088.0	8,052.8	1,686.5	5,188.4	2,671.4	5,658.9	1,114.0
Number of Single Houses Sold					(number)						
2016	Q3	100	6	22	0	22	0	14	12	15	9
	Q2	84	x	12	x	20	0	18	13	8	6
	Q1	31	0	3	x	7	x	4	8	x	6
2015	Q4	63	3	7	3	17	4	7	11	8	3
	Q3	79	4	14	4	19	4	13	6	12	3
Average Price of Single Houses Sold					($000)						
2016	Q3	425.2	x	394.8	x	447.3	...	389.5	480.4	500.3	422.1
	Q2	423.3	x	401.4	x	437.3	...	449.7	420.4	522.8	377.3
	Q1	407.3	...	433.0	x	389.5	x	430.5	409.3	x	377.7
2015	Q4	425.4	284.5	318.9	463.0	424.2	439.9	428.4	438.1	553.9	368.0
	Q3	419.7	329.4	384.2	522.0	423.8	421.6	399.1	445.2	471.6	371.3

[1] Includes Logan and Ingram.
[2] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[3] Other includes house sales in Hillcrest, Crestview and Valleyview.
Rows may not total due to rounding.

Value of Single House Sales



Average and Median Price of Single Houses

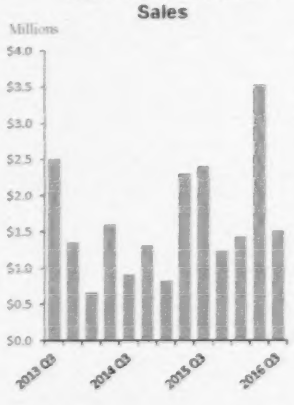
- In the third quarter, 100 single houses were sold in Whitehorse in 2016 compared to 79 in 2015. The average price was $425,200, in the third quarter of 2016, an increase of $5,500, or 1.3%, compared to the third quarter of 2015 ($419,700).
- In Whitehorse, the *median* price of single houses in the third quarter was $410,000, meaning the prices of half of the houses sold were above this figure and the remaining half, below.
- Comparing the third quarter of 2013 to the third quarter of 2016, the average price of single houses in Whitehorse increased 1.8%, while the Consumer Price Index also increased 1.8% during this period. This translates into a real increase of 0.0% over the last three years (1.8%-1.8%= 0.0%).
- The chartered bank's five year conventional mortgage rate averaged 4.71% in the third quarter of 2016, an increase of 0.05% compared to the previous quarter.

Mobile Homes[1] in Whitehorse

- Seven mobile homes were sold in Whitehorse in the third quarter of 2016 with a total transaction value of $1.5 million, averaging at $215,600. The *median* price of mobile homes was $229,500.
- The record-high average sale value for mobile homes occurred in the second quarter of 2011 when it reached $272,800. However, it should be noted that there is a fair bit of volatility in the average sale price of mobile homes due to the relatively small number of sales in any given quarter.

[1] Does not include mobile homes sold in mobile home parks.

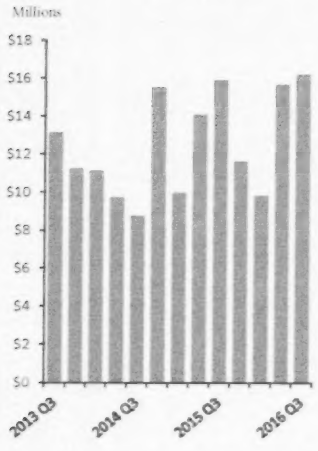
Value of Mobile Home Sales



Average and Median Price of Mobile Homes

Condominiums in Whitehorse

Value of Condominium Sales



Average and Median Price of Condominiums

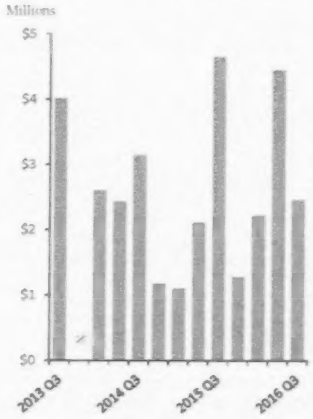
- Condo sales in the third quarter of 2016 totalled $16.2 million. The record-high condo sales were in the second quarter of 2012 at $24.0 million.
- There were 53 condo sales in the third quarter of 2016 compared to 50 sales in the third quarter of 2015. The record-high condo sales occurred in the second quarter of 2012 when 80 condos were sold.
- The average condo price was $305,800 in the third quarter of 2016, a decrease of $12,300, or 3.9%, compared to the third quarter of 2015 ($318,100). The *median* condo price was $308,000 in the third quarter of 2016. *It should be noted that there is a fair bit of volatility in the average and median condo price on a quarterly basis. This is due in part to new condo projects being completed and multiple units being sold at the same or near the same value in one quarter. Depending on the selling prices of these units, this could have a significant effect on the average condo prices.*

Duplexes[1] in Whitehorse

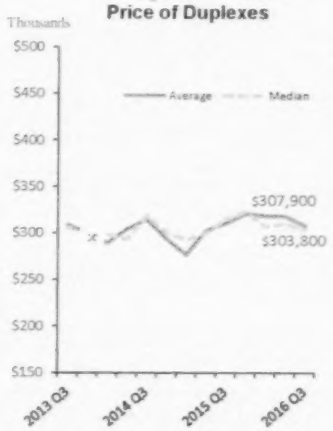
- Duplex sales in the third quarter of 2016 totalled $2.5 million. The record-high for duplex sales was $7.7 million, set in the second quarter of 2012.
- There were 8 duplex sales in the third quarter of 2016. The record-high number of duplex sales occurred in the second quarter of 2012 when 24 duplexes were sold.
- The average duplex price was $307,900 in the third quarter of 2016 while the *median* price was $303,800.

[1] Duplex refers to one side only.

Value of Duplex Sales



Average and Median Price of Duplexes



x = suppressed for confidentiality ... = not appropriate/applicable

Information sheet no. 57 - December 2016

Next release-March 2017

Additional information
Government of Yukon
Finance
Bureau of Statistics (B-4)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
email: ybsinfo@gov.yk.ca
website: www.eco.gov.yk.ca/stats/

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